

**AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
OCTOBER 3, 2017**

The Flathead County Board of Adjustment will meet on **Tuesday, October 3, 2017** beginning at 6:00 P.M. in the **2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste 200 Kalispell, Montana 59901.**

Please turn off all cellular telephones.

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, October 3, 2017.**

The Agenda for the meeting will be:

- A. Call to order and roll call**
- B. Approval of the September 5, 2017 Minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold a public hearing on the following agenda item. Following the public hearing, Board discussion, and the adoption of findings of fact, the Board may make a decision on the request.**
 - 1. **FZV-17-06 Bye Bitney & Kathryn Hansen-** A request from Bye Bitney & Kathryn Hansen for a variance to property within the Fish Hatchery Zoning District, zoned 'R-1' (*Suburban Residential*) and 'Scenic Corridor'. The applicants are requesting a variance to Section 5.01.030(6) of the Flathead County Zoning Regulations (FCZR) which states "*Without an Administrative Conditional Use Permit showing future construction and placing of the principal structure, no accessory structure or use shall be constructed or established on any lot prior to the time of the substantial completion of the construction of the principal structure to which it is accessory.*" The subject property is located at 841 S Juniper Bay Road in Somers, MT and contains approximately 0.1 acres.
 - 2. **FCU-17-12 William & Rae Marie Anderson-** A request from William & Rae Marie Anderson for a conditional use permit to establish a '*Home Occupation*', specifically an automotive repair business on property located at 287 and 291 Possum Trail, north of Kalispell, Montana. The subject property is approximately 1.6 acres and zoned R-2 (*One-Family Limited Residential*) in the Happy Valley Zoning District.
- E. Old Business**
- F. New Business**
- G. Adjournment**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.